HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

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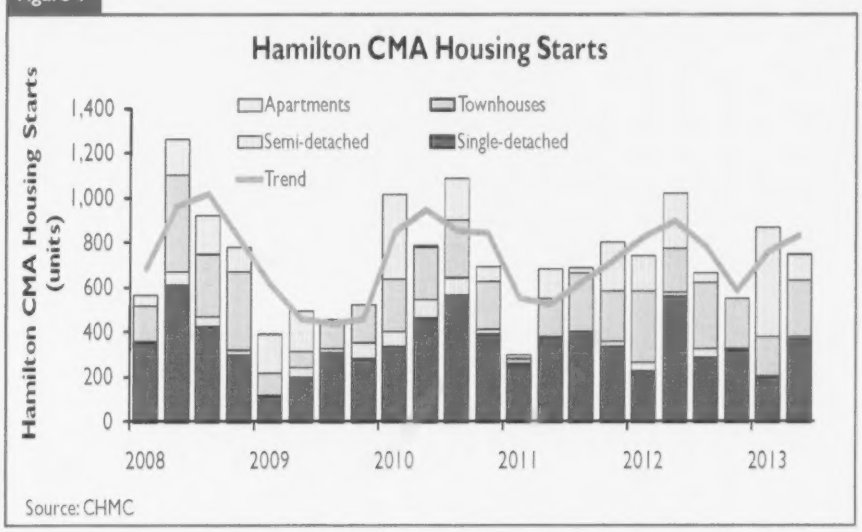
New Home Market

Hamilton CMA total housing starts down in the second quarter

Hamilton Census Metropolitan Area (CMA) total housing starts were down in the second quarter of 2013 compared to the same quarter a year ago. This quarter's decrease occurred across all dwelling types, with the exception of townhouses. However, the trend in total housing starts (based on a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)[1] of total housing starts) which inched up in the second quarter 2013 compared to the previous quarter, suggests that local housing construction is recovering from the decline seen during the second half of 2012.

Figure 1



[1] Seasonally adjusted annual rates (SAAR) are monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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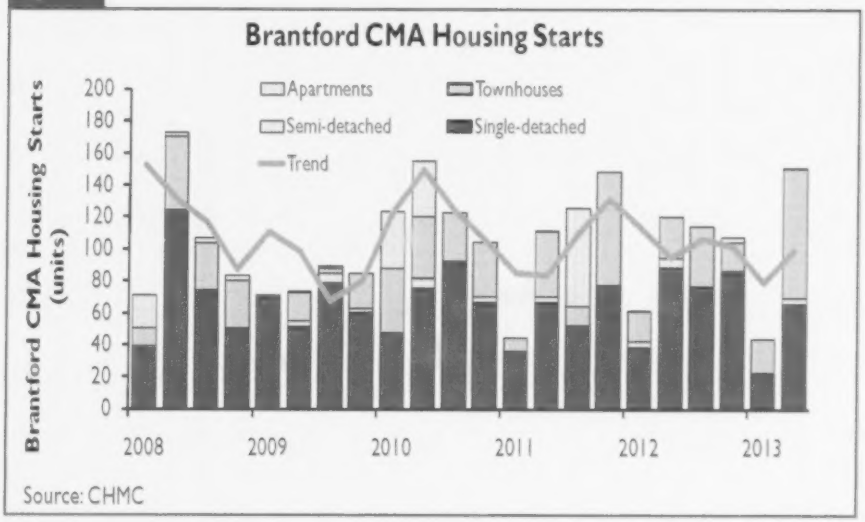
On a submarket basis, townhouse starts increased by double digits across the Hamilton CMA. Typically, first-time buyers are price sensitive because many of them do not have the financial capability to opt for a single-detached dwelling which is generally more expensive. As the price gap between a new single-detached and a new townhouse remained significantly wide, more first-time buyers have shifted their demand in favour of townhouses relative to single-detached housing. As well, the supply of low-end existing homes has been declining consistently in the past two years. This phenomenon has encouraged some first-time buyers to choose the more affordable new home types which in turn have supported the increase in townhouse starts.

Brantford CMA total housing starts up in the second quarter

After weak performance in the previous three quarters, Brantford Census Metropolitan Area (CMA) total housing starts advanced in the second quarter of 2013. The increase was entirely due to stronger construction of townhouses. The second quarter marked the highest quarterly number of townhouse starts since the third quarter of 1990. Many of the forces which have bolstered townhouse starts in the Hamilton CMA this second quarter, such as low mortgage rates and surging in-migration of the first-time homebuyer age group (25-34), have produced the similar result in the Brantford CMA.

Given that residential construction activity was particularly weak in the past nine months, the strong performance this second quarter can be seen as a return to the average household formation of the last ten years. Year-to-date, total housing starts across the Brantford CMA have reached 193 units, up from 181 units registered in the first six months of 2012.

Figure 2



Source: CHMC

Resale Market

Hamilton CMA Existing home sales increased in the second quarter

Hamilton Census Metropolitan Area (CMA) seasonally adjusted existing home sales increased significantly in the second quarter of 2013. Following

Figure 3

Source: CMHC, adapted from CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted.
MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

a marginal increase in the first quarter of the year, Hamilton's existing home market showed signs of recovery in the second quarter. Hamilton's housing market has been supported by out-of-town buyers as the average home price gap between Hamilton and the Greater Toronto Area (GTA) remains significantly wide.

On a submarket basis, the number of local markets was split evenly between those with year-over-year declines and those that posted gains in the second quarter 2013. Existing home sales in Ancaster, Glanbrook, Waterdown, Hamilton Centre, Stoney Creek and Burlington were up compared to the second quarter of last year. Meanwhile, sales in Hamilton Mountain, Hamilton East, Hamilton West, Grimsby, Dundas and Flamborough remained below last year's levels, although the declines were at a lesser degree.

Hamilton CMA average home price up

In the second quarter of 2013, the seasonally adjusted existing home average price in the Hamilton CMA increased sharply suggesting the housing market recovery has gained traction. Strong second quarter resale activity has propelled Hamilton's average price growth to its highest level since the second quarter of 2009. Essentially, the number of sales during the second quarter 2013 increased faster than the number of new listings, which has resulted in tighter market conditions. Average existing home price increases were widespread across all local areas, with the exception of Grimsby and Hamilton East, where prices declined modestly.

A shift in demand towards high-end homes helped strengthening Hamilton's average price growth this second quarter. The market share of existing homes sold at $750,000 or more increased to seven per cent in the second quarter 2013 from five per cent during the same quarter last year. The market share of homes sold at $400,000 or more reached 36 per cent up from 31 per cent in the second quarter of 2012. Conversely, existing homes that cost less than $200,000 lost market share due in part to the limited supply of low-end homes.

Figure 4

Brantford MLS® Average Price and Sales

Source: CMHC, adapted from CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted.
MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Brantford CMA existing home sales advanced in the second quarter

The second quarter seasonally adjusted existing home sales in the Brantford CMA advanced by double digits from a moderate level in the first quarter. Year-to-date, existing home sales in the Brantford CMA have also surpassed last year's level. Strength in Brantford's existing home sales can be attributed to two main factors. Firstly, full-time employment has been growing steadily since late 2012 highlighting business confidence in the local economic recovery. Secondly, low mortgage rates are prompting more people to purchase a home.

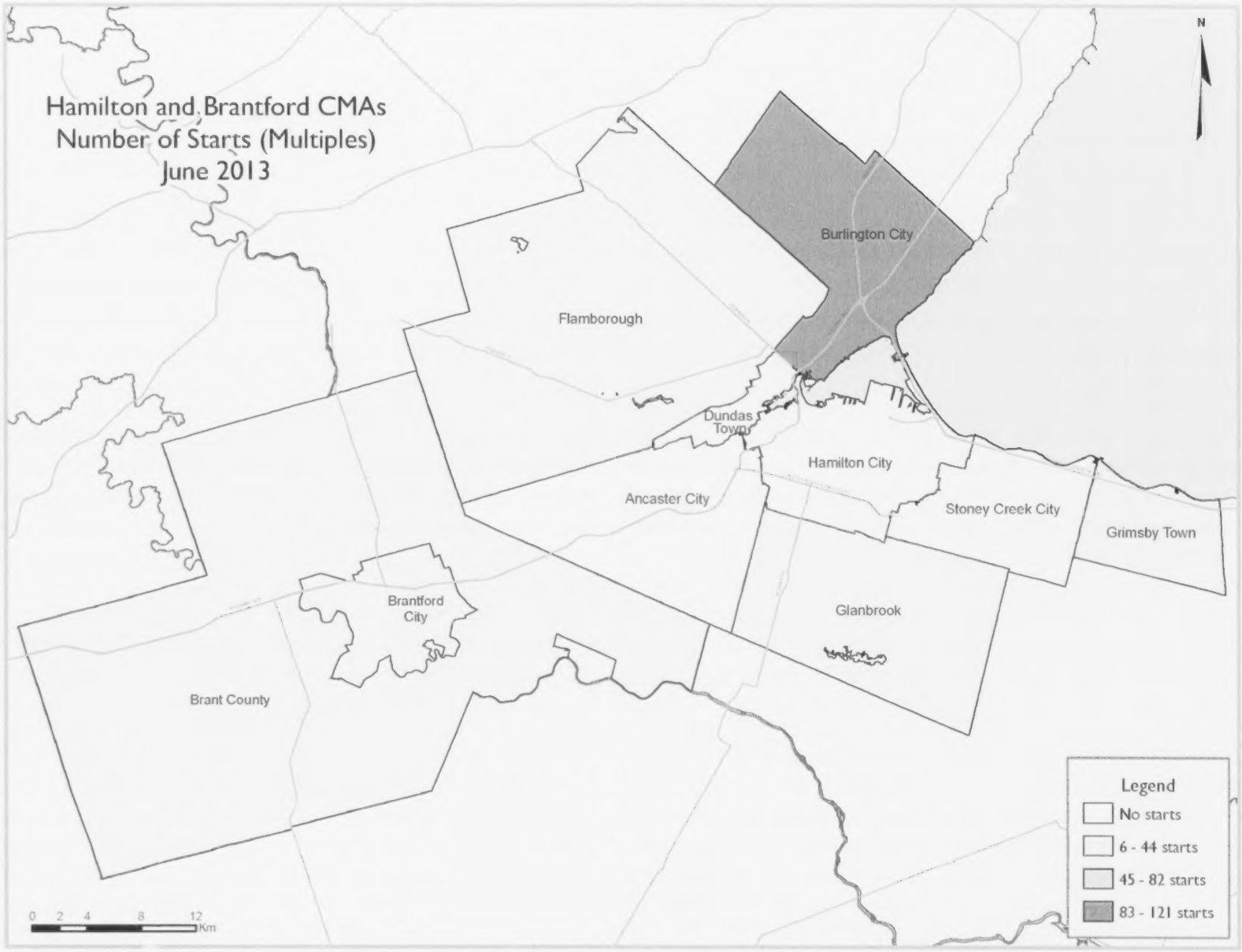
Hamilton and Brantford Apartment Vacancy Rates Up in Spring 2013

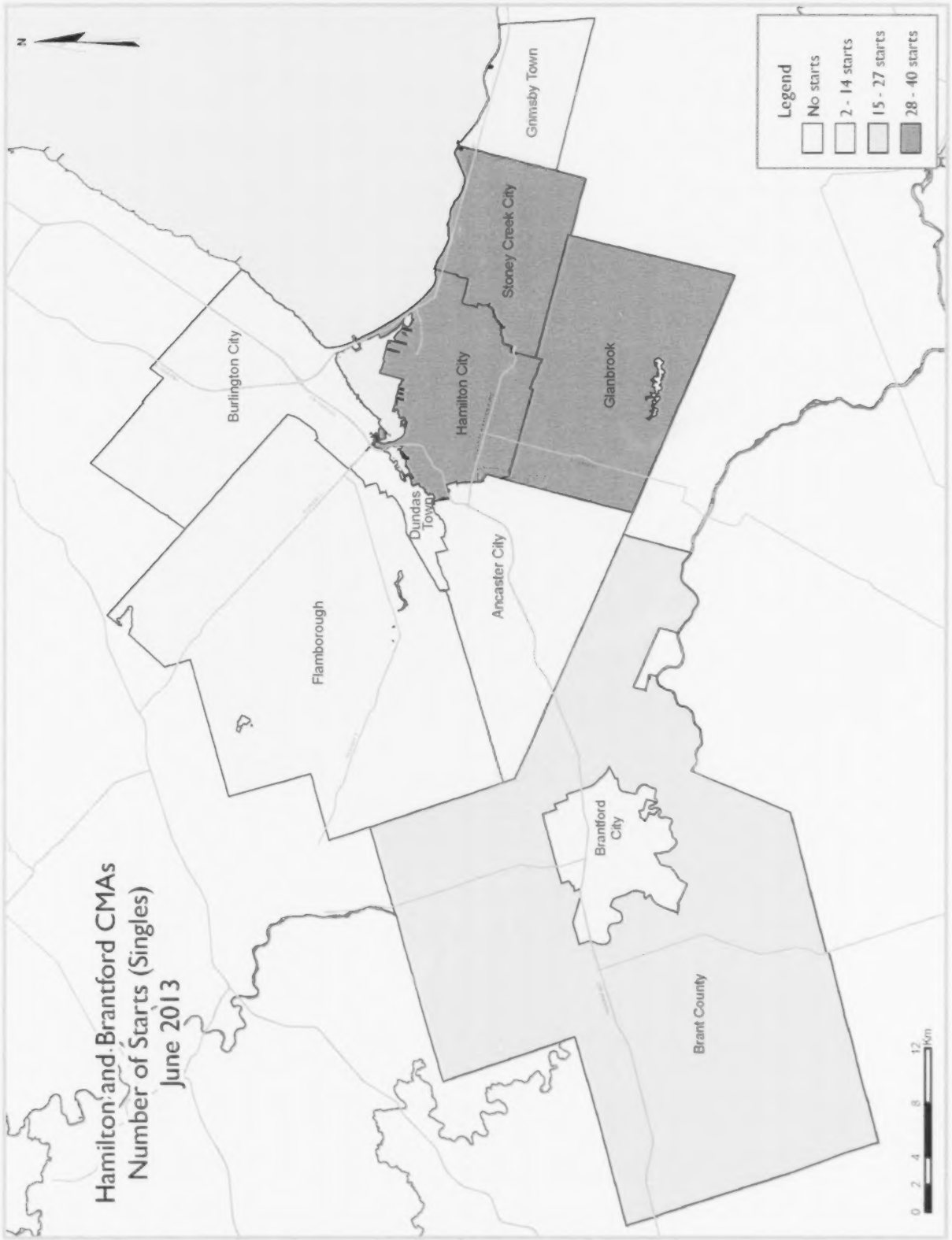
According to Canada Mortgage and Housing Corporation's (CMHC) spring 2013 Rental Market Survey, the Hamilton Census Metropolitan Areas (CMA) apartment vacancy rate reached an average of 3.7 per cent in the spring of 2013, up from 2.9 per cent in the spring of 2012. Meanwhile, the Brantford CMA apartment average vacancy rate increased by only one-tenth of a per cent to 3.4 per cent during the same period.

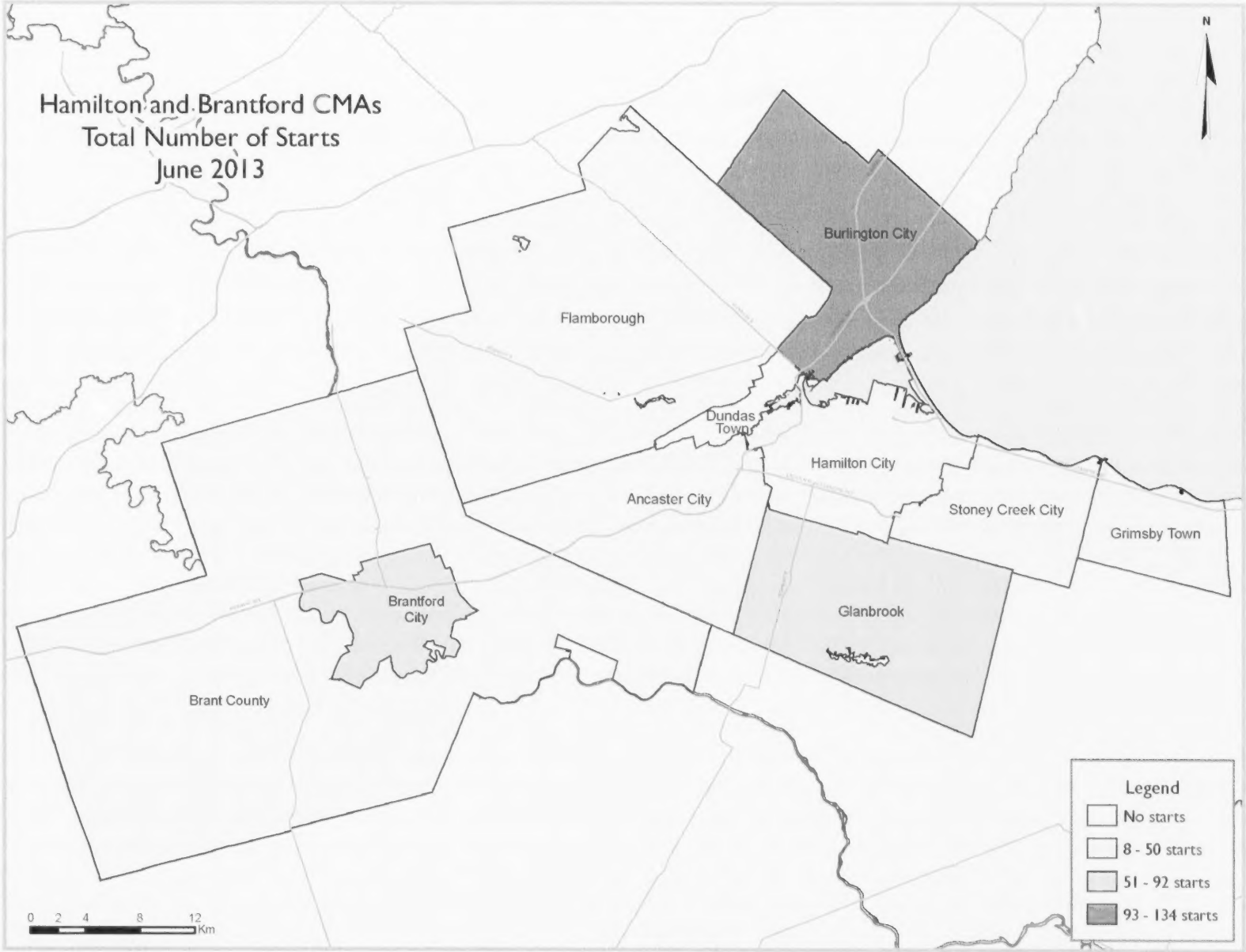
Figure 5

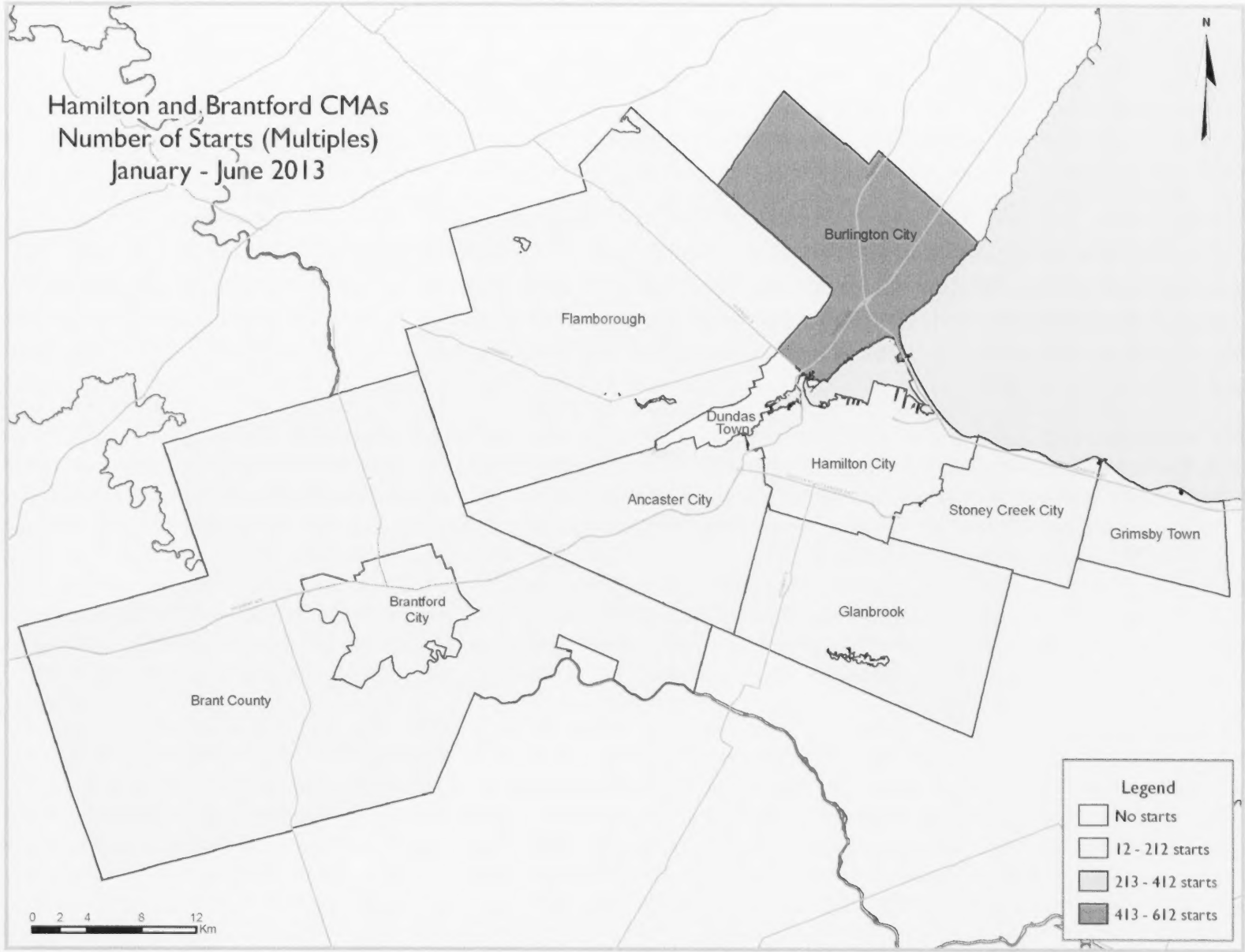
Notable factors putting upward pressure on vacancy rates in Hamilton and Brantford include: weak job growth among the prime renters (particularly those between the ages 18 and 24) and more renters moving into homeownership as suggested by the strong existing home sales. In addition to demand factors, the supply of purpose-built rental units in Hamilton increased this spring. Despite the jump in average vacancy rate this spring, Hamilton's fixed sample two-bedroom apartment rent grew at a faster pace of 3.3 per cent from 1.9 per cent in the spring of 2012.

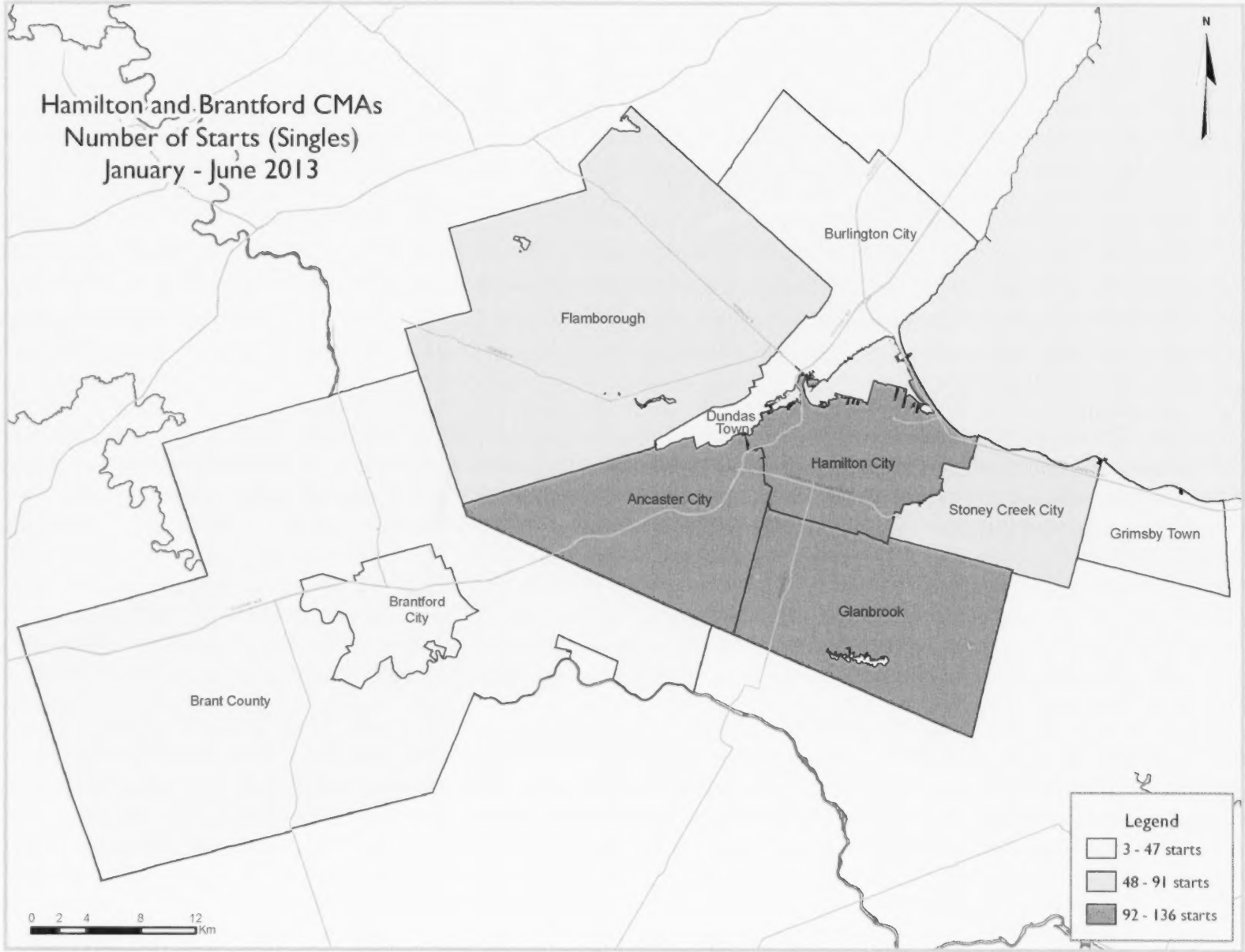
For detail data on CMHC-Spring 2013 Rental Market Survey (Ontario Highlights) click here


Hamilton and Brantford CMAs
Number of Starts (Multiples)
June 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Glanbrook
Brant County
Legend
No starts
6 - 44 starts
45 - 82 starts
83 - 121 starts
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
June 2013
N
Legend
No starts
2 - 14 starts
15 - 27 starts
28 - 40 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
June 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Glanbrook
Brant County
Legend
No starts
8 - 50 starts
51 - 92 starts
93 - 134 starts
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - June 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12
Km
Legend
No starts
12 - 212 starts
213 - 412 starts
413 - 612 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - June 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
Legend
3 - 47 starts
48 - 91 starts
92 - 136 starts
0 2 4 8 12
Km

Hamilton and Brantford CMAs
Total Number of Starts
January - June 2013
N
Legend
3 - 216 starts
217 - 429 starts
430 - 643 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2013	141	14	17	0	30	0	0	115	317
June 2012	140	2	17	0	33	0	0	0	192
% Change	0.7	**	0.0	n/a	-9.1	n/a	n/a	n/a	65.1
Year-to-date 2013	565	18	249	1	162	331	14	270	1,610
Year-to-date 2012	782	52	338	4	137	338	42	66	1,759
% Change	-27.7	-65.4	-26.3	-75.0	18.2	-2.1	-66.7	**	-8.5
UNDER CONSTRUCTION									
June 2013	692	28	418	7	317	807	182	270	2,721
June 2012	1,004	54	413	6	258	714	132	198	2,779
% Change	-31.1	-48.1	1.2	16.7	22.9	13.0	37.9	36.4	-2.1
COMPLETIONS									
June 2013	109	8	32	0	15	0	0	0	164
June 2012	99	10	28	2	19	62	0	156	376
% Change	10.1	-20.0	14.3	-100.0	-21.1	-100.0	n/a	-100.0	-56.4
Year-to-date 2013	514	38	145	4	146	219	0	0	1,066
Year-to-date 2012	563	26	339	8	142	62	2	215	1,357
% Change	-8.7	46.2	-57.2	-50.0	2.8	**	-100.0	-100.0	-21.4
COMPLETED & NOT ABSORBED									
June 2013	61	6	4	1	5	3	n/a	n/a	80
June 2012	49	0	10	0	11	0	n/a	n/a	70
% Change	24.5	n/a	-60.0	n/a	-54.5	n/a	n/a	n/a	14.3
ABSORBED									
June 2013	110	7	32	0	15	5	n/a	n/a	169
June 2012	100	10	31	2	19	62	n/a	n/a	224
% Change	10.0	-30.0	3.2	-100.0	-21.1	-91.9	n/a	n/a	-24.6
Year-to-date 2013	509	35	151	3	150	216	n/a	n/a	1,064
Year-to-date 2012	546	24	333	8	134	72	n/a	n/a	1,117
% Change	-6.8	45.8	-54.7	-62.5	11.9	200.0	n/a	n/a	-4.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2013	28	2	28	0	20	0	0	0	78
June 2012	31	0	6	0	5	0	4	0	46
% Change	-9.7	n/a	**	n/a	**	n/a	-100.0	n/a	69.6
Year-to-date 2013	87	4	64	0	38	0	0	0	193
Year-to-date 2012	126	10	27	0	14	0	4	0	181
% Change	-31.0	-60.0	137.0	n/a	171.4	n/a	-100.0	n/a	6.6
UNDER CONSTRUCTION									
June 2013	104	4	84	0	89	3	14	0	298
June 2012	145	10	30	0	79	0	18	44	326
% Change	-28.3	-60.0	180.0	n/a	12.7	n/a	-22.2	-100.0	-8.6
COMPLETIONS									
June 2013	27	0	6	0	0	0	0	0	33
June 2012	38	0	0	0	14	0	17	0	69
% Change	-28.9	n/a	n/a	n/a	-100.0	n/a	-100.0	n/a	-52.2
Year-to-date 2013	141	8	15	0	21	0	0	0	185
Year-to-date 2012	111	0	5	0	27	0	21	17	181
% Change	27.0	n/a	200.0	n/a	-22.2	n/a	-100.0	-100.0	2.2
COMPLETED & NOT ABSORBED									
June 2013	21	0	4	0	9	0	n/a	n/a	34
June 2012	20	0	0	0	14	0	n/a	n/a	47
% Change	5.0	n/a	n/a	n/a	-35.7	n/a	n/a	n/a	-27.7
ABSORBED									
June 2013	29	1	4	0	0	0	n/a	n/a	34
June 2012	42	0	1	0	9	0	n/a	n/a	56
% Change	-31.0	n/a	**	n/a	-100.0	n/a	n/a	n/a	-39.3
Year-to-date 2013	149	8	15	0	26	0	n/a	n/a	212
Year-to-date 2012	122	3	19	0	26	0	n/a	n/a	184
% Change	22.1	166.7	-21.1	n/a	0.0	n/a	n/a	n/a	15.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
June 2013	126	14	11	0	24	0	0	0	175
June 2012	124	2	7	0	25	0	0	0	158
Former Hamilton City									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Flamborough									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
June 2013	13	0	6	0	0	0	0	115	134
June 2012	8	0	10	0	0	0	0	0	18
Grimsby									
June 2013	2	0	0	0	6	0	0	0	8
June 2012	8	0	0	0	8	0	0	0	16
Hamilton CMA									
June 2013	141	14	17	0	30	0	0	115	317
June 2012	140	2	17	0	33	0	0	0	192
Brant County									
June 2013	15	0	0	0	12	0	0	0	27
June 2012	13	0	0	0	0	0	0	0	13
Brantford City									
June 2013	13	2	28	0	8	0	0	0	51
June 2012	18	0	6	0	5	0	4	0	33
Brantford CMA									
June 2013	28	2	28	0	20	0	0	0	78
June 2012	31	0	6	0	5	0	4	0	46

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
June 2013	580	28	343	6	187	237	182	0	1,563
June 2012	840	54	191	6	228	190	132	48	1,689
Former Hamilton City									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Flamborough									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
June 2013	93	0	69	0	116	570	0	270	1,118
June 2012	139	0	127	0	10	524	0	150	950
Grimsby									
June 2013	19	0	6	1	14	0	0	0	40
June 2012	25	0	95	0	20	0	0	0	140
Hamilton CMA									
June 2013	692	28	418	7	317	807	182	270	2,721
June 2012	1,004	54	413	6	258	714	132	198	2,779
Brant County									
June 2013	55	0	0	0	35	3	0	0	93
June 2012	60	2	0	0	26	0	0	0	88
Brantford City									
June 2013	49	4	84	0	54	0	14	0	205
June 2012	85	8	30	0	53	0	18	44	238
Brantford CMA									
June 2013	104	4	84	0	89	3	14	0	298
June 2012	145	10	30	0	79	0	18	44	326

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
June 2013	106	8	32	0	15	0	0	0	161
June 2012	64	10	16	2	15	62	0	156	325
Former Hamilton City									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Flamborough									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
June 2013	2	0	0	0	0	0	0	0	2
June 2012	30	0	0	0	4	0	0	0	34
Grimsby									
June 2013	1	0	0	0	0	0	0	0	1
June 2012	5	0	12	0	0	0	0	0	17
Hamilton CMA									
June 2013	109	8	32	0	15	0	0	0	164
June 2012	99	10	28	2	19	62	0	156	376
Brant County									
June 2013	7	0	0	0	0	0	0	0	7
June 2012	29	0	0	0	0	0	0	0	29
Brantford City									
June 2013	20	0	6	0	0	0	0	0	26
June 2012	9	0	0	0	14	0	17	0	40
Brantford CMA									
June 2013	27	0	6	0	0	0	0	0	33
June 2012	38	0	0	0	14	0	17	0	69

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
June 2013	45	6	4	0	5	0	n/a	n/a	60
June 2012	34	0	6	0	8	0	n/a	n/a	48
Former Hamilton City									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
June 2013	11	0	0	0	0	3	n/a	n/a	14
June 2012	9	0	0	0	3	0	n/a	n/a	12
Grimsby									
June 2013	5	0	0	1	0	0	n/a	n/a	6
June 2012	6	0	4	0	0	0	n/a	n/a	10
Hamilton CMA									
June 2013	61	6	4	1	5	3	n/a	n/a	80
June 2012	49	0	10	0	11	0	n/a	n/a	70
Brant County									
June 2013	7	0	0	0	0	0	n/a	n/a	7
June 2012	9	0	0	0	0	0	n/a	n/a	9
Brantford City									
June 2013	14	0	4	0	9	0	n/a	n/a	27
June 2012	11	0	0	0	14	0	n/a	n/a	25
Brantford CMA									
June 2013	21	0	4	0	9	0	n/a	n/a	34
June 2012	20	0	0	0	14	0	n/a	n/a	34

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
June 2013	100	7	32	0	15	0	n/a	n/a	154
June 2012	59	10	18	2	15	62	n/a	n/a	166
Former Hamilton City									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
June 2013	7	0	0	0	0	5	n/a	n/a	12
June 2012	35	0	0	0	4	0	n/a	n/a	39
Grimsby									
June 2013	3	0	0	0	0	0	n/a	n/a	3
June 2012	6	0	13	0	0	0	n/a	n/a	19
Hamilton CMA									
June 2013	110	7	32	0	15	5	n/a	n/a	169
June 2012	100	10	31	2	19	62	n/a	n/a	224
Brant County									
June 2013	11	0	0	0	0	0	n/a	n/a	11
June 2012	31	0	0	0	2	0	n/a	n/a	33
Brantford City									
June 2013	18	1	4	0	0	0	n/a	n/a	23
June 2012	11	0	1	0	7	0	n/a	n/a	19
Brantford CMA									
June 2013	29	1	4	0	0	0	n/a	n/a	34
June 2012	42	0	1	0	9	0	n/a	n/a	52

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Hamilton CMA	141	140	14	2	47	50	115	0	317	192	65.1
City of Hamilton	126	124	14	2	35	32	0	0	175	158	10.8
Former Hamilton City	38	22	0	0	0	0	0	0	38	22	72.7
Stoney Creek City	29	35	0	0	0	7	0	0	29	42	-31.0
Ancaster City	13	28	0	0	0	5	0	0	13	33	-60.6
Dundas Town	0	2	0	0	0	0	0	0	0	2	-100.0
Flamborough	6	10	14	0	14	0	0	0	34	10	**
Glanbrook	40	27	0	2	21	20	0	0	61	49	24.5
City of Burlington	13	8	0	0	6	10	115	0	134	18	**
Grimsby	2	8	0	0	6	8	0	0	8	16	-50.0
Brantford CMA	28	31	2	0	48	15	0	0	78	46	69.6
Brant County	15	n/a	0	n/a	12	n/a	0	n/a	27	n/a	n/a
Brantford City	13	18	2	0	36	15	0	0	51	33	54.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	566	786	18	52	425	517	601	404	1,610	1,759	-8.5
City of Hamilton	517	703	18	52	303	357	99	66	937	1178	-20.5
Former Hamilton City	117	123	2	4	13	64	99	66	231	257	-10.1
Stoney Creek City	64	94	2	0	61	120	0	0	127	214	-40.7
Ancaster City	107	131	0	0	32	51	0	0	139	182	-23.6
Dundas Town	3	3	0	0	0	0	0	0	3	3	0.0
Flamborough	90	209	14	32	81	38	0	0	185	279	-33.7
Glanbrook	136	143	0	16	116	84	0	0	252	243	3.7
City of Burlington	31	61	0	0	110	90	502	338	643	489	31.5
Grimsby	18	22	0	0	12	70	0	0	30	92	-67.4
Brantford CMA	87	126	4	10	102	45	0	0	193	181	6.6
Brant County	41	n/a	0	n/a	23	n/a	0	n/a	64	n/a	n/a
Brantford City	46	76	4	8	79	40	0	0	129	124	4.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Hamilton CMA	47	50	0	0	0	0	115	0
City of Hamilton	35	32	0	0	0	0	0	0
Former Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	0	7	0	0	0	0	0	0
Ancaster City	0	5	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	14	0	0	0	0	0	0	0
Glanbrook	21	20	0	0	0	0	0	0
City of Burlington	6	10	0	0	0	0	115	0
Grimsby	6	8	0	0	0	0	0	0
Brantford CMA	48	11	0	4	0	0	0	0
Brant County	12	n/a	0	n/a	0	n/a	0	n/a
Brantford City	36	11	0	4	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	411	475	14	42	331	338	270	66
City of Hamilton	289	315	14	42	99	0	0	66
Former Hamilton City	13	22	0	42	99	0	0	66
Stoney Creek City	47	120	14	0	0	0	0	0
Ancaster City	32	51	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	81	38	0	0	0	0	0	0
Glanbrook	116	84	0	0	0	0	0	0
City of Burlington	110	90	0	0	232	338	270	0
Grimsby	12	70	0	0	0	0	0	0
Brantford CMA	102	41	0	4	0	0	0	0
Brant County	23	n/a	0	n/a	0	n/a	0	n/a
Brantford City	79	36	0	4	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Hamilton CMA	172	159	30	33	115	0	317	192
City of Hamilton	151	133	24	25	0	0	175	158
Former Hamilton City	38	22	0	0	0	0	38	22
Stoney Creek City	29	42	0	0	0	0	29	42
Ancaster City	13	28	0	5	0	0	13	33
Dundas Town	0	2	0	0	0	0	0	2
Flamborough	31	10	3	0	0	0	34	10
Glanbrook	40	29	21	20	0	0	61	49
City of Burlington	19	18	0	0	115	0	134	18
Grimsby	2	8	6	8	0	0	8	16
Brantford CMA	58	37	20	5	0	4	78	46
Brant County	15	n/a	12	n/a	0	n/a	27	n/a
Brantford City	43	24	8	5	0	4	51	33

Table 2.5: Starts by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	832	1,172	494	479	284	108	1,610	1,759
City of Hamilton	734	943	189	127	14	108	937	1,178
Former Hamilton City	132	149	99	0	0	108	231	257
Stoney Creek City	99	201	14	13	14	0	127	214
Ancaster City	139	127	0	55	0	0	139	182
Dundas Town	3	3	0	0	0	0	3	3
Flamborough	163	279	22	0	0	0	185	279
Glanbrook	198	184	54	59	0	0	252	243
City of Burlington	75	145	298	344	270	0	643	489
Grimsby	23	84	7	8	0	0	30	92
Brantford CMA	155	163	38	14	0	4	193	181
Brant County	41	n/a	23	n/a	0	n/a	64	n/a
Brantford City	114	111	15	9	0	4	129	124

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Hamilton CMA	109	101	8	10	47	47	0	218	164	376	-56.4
City of Hamilton	106	66	8	10	47	31	0	218	161	325	-50.5
Former Hamilton City	12	6	0	0	23	0	0	156	35	162	-78.4
Stoney Creek City	18	12	8	0	5	8	0	0	31	20	55.0
Ancaster City	38	20	0	0	9	0	0	0	47	20	135.0
Dundas Town	0	0	0	0	0	0	0	62	0	62	-100.0
Flamborough	25	0	0	6	0	8	0	0	25	14	78.6
Glanbrook	13	28	0	4	10	15	0	0	23	47	-51.1
City of Burlington	2	30	0	0	0	4	0	0	2	34	-94.1
Grimsby	1	5	0	0	0	12	0	0	1	17	-94.1
Brantford CMA	27	38	0	0	6	31	0	0	33	69	-52.2
Brant County	7	n/a	0	n/a	0	n/a	0	n/a	7	n/a	n/a
Brantford City	20	9	0	0	6	31	0	0	26	40	-35.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	518	571	40	28	289	481	219	277	1066	1357	-21.4
City of Hamilton	456	366	38	28	271	346	33	277	798	1017	-21.5
Former Hamilton City	103	59	0	6	64	86	33	215	200	366	-45.4
Stoney Creek City	54	64	22	0	116	78	0	0	192	142	35.2
Ancaster City	103	95	0	0	48	45	0	0	151	140	7.9
Dundas Town	5	6	0	0	0	0	0	62	5	68	-92.6
Flamborough	79	20	4	14	0	40	0	0	83	74	12.2
Glanbrook	112	122	12	8	43	97	0	0	167	227	-26.4
City of Burlington	42	180	2	0	10	27	186	0	240	207	15.9
Grimsby	20	25	0	0	8	108	0	0	28	133	-78.9
Brantford CMA	141	111	8	0	36	53	0	17	185	181	2.2
Brant County	41	n/a	2	n/a	0	n/a	0	n/a	43	n/a	n/a
Brantford City	100	40	6	0	36	53	0	17	142	110	29.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Hamilton CMA	47	47	0	0	0	62	0	156
City of Hamilton	47	31	0	0	0	62	0	156
Former Hamilton City	23	0	0	0	0	0	0	156
Stoney Creek City	5	8	0	0	0	0	0	0
Ancaster City	9	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	62	0	0
Flamborough	0	8	0	0	0	0	0	0
Glanbrook	10	15	0	0	0	0	0	0
City of Burlington	0	4	0	0	0	0	0	0
Grimsby	0	12	0	0	0	0	0	0
Brantford CMA	6	14	0	17	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	6	14	0	17	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	289	481	0	0	219	62	0	215
City of Hamilton	271	346	0	0	33	62	0	215
Former Hamilton City	64	86	0	0	33	0	0	215
Stoney Creek City	116	78	0	0	0	0	0	0
Ancaster City	48	45	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	62	0	0
Flamborough	0	40	0	0	0	0	0	0
Glanbrook	43	97	0	0	0	0	0	0
City of Burlington	10	27	0	0	186	0	0	0
Grimsby	8	108	0	0	0	0	0	0
Brantford CMA	36	32	0	21	0	0	0	17
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	36	32	0	21	0	0	0	17

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Hamilton CMA	149	137	15	83	0	156	164	376
City of Hamilton	146	90	15	79	0	156	161	325
Former Hamilton City	35	6	0	0	0	156	35	162
Stoney Creek City	31	20	0	0	0	0	31	20
Ancaster City	38	18	9	2	0	0	47	20
Dundas Town	0	0	0	62	0	0	0	62
Flamborough	25	14	0	0	0	0	25	14
Glanbrook	17	32	6	15	0	0	23	47
City of Burlington	2	30	0	4	0	0	2	34
Grimsby	1	17	0	0	0	0	1	17
Brantford CMA	33	38	0	14	0	17	33	69
Brant County	7	n/a	0	n/a	0	n/a	7	n/a
Brantford City	26	9	0	14	0	17	26	40

Table 3.5: Completions by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	697	928	369	212	0	217	1,066	1,357
City of Hamilton	618	618	180	182	0	217	798	1,017
Former Hamilton City	160	125	40	24	0	217	200	366
Stoney Creek City	134	142	58	0	0	0	192	142
Ancaster City	102	114	49	26	0	0	151	140
Dundas Town	5	6	0	62	0	0	5	68
Flamborough	83	74	0	0	0	0	83	74
Glanbrook	134	157	33	70	0	0	167	227
City of Burlington	54	180	186	27	0	0	240	207
Grimsby	25	130	3	3	0	0	28	133
Brantford CMA	164	116	21	27	0	38	185	181
Brant County	43	n/a	0	n/a	0	n/a	43	n/a
Brantford City	121	45	21	27	0	38	142	110

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
June 2013	10	10.2	14	14.3	16	16.3	13	13.3	45	45.9	98	491,945	498,142
June 2012	7	11.5	12	19.7	18	29.5	8	13.1	16	26.2	61	428,379	442,070
Year-to-date 2013	55	12.7	81	18.7	81	18.7	59	13.6	158	36.4	434	449,990	486,283
Year-to-date 2012	61	17.3	78	22.1	88	24.9	40	11.3	86	24.4	353	421,240	459,095
Former Hamilton City													
June 2013	1	8.3	6	50.0	3	25.0	2	16.7	0	0.0	12	399,695	402,462
June 2012	1	16.7	0	0.0	2	33.3	0	0.0	3	50.0	6	--	--
Year-to-date 2013	9	8.7	34	33.0	38	36.9	11	10.7	11	10.7	103	407,900	420,088
Year-to-date 2012	9	15.8	11	19.3	21	36.8	5	8.8	11	19.3	57	414,900	436,602
Stoney Creek City													
June 2013	1	10.0	3	30.0	2	20.0	2	20.0	2	20.0	10	412,950	481,520
June 2012	0	0.0	3	25.0	5	41.7	1	8.3	3	25.0	12	436,150	461,108
Year-to-date 2013	2	4.1	16	32.7	11	22.4	7	14.3	13	26.5	49	429,000	491,278
Year-to-date 2012	2	3.3	19	31.7	16	26.7	9	15.0	14	23.3	60	432,900	504,827
Ancaster City													
June 2013	1	2.7	1	2.7	7	18.9	5	13.5	23	62.2	37	513,990	535,311
June 2012	0	0.0	1	6.7	6	40.0	2	13.3	6	40.0	15	455,000	485,933
Year-to-date 2013	1	1.0	6	6.1	20	20.4	20	20.4	51	52.0	98	509,290	547,734
Year-to-date 2012	3	3.3	10	10.9	33	35.9	10	10.9	36	39.1	92	450,162	520,042
Dundas Town													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2012	0	0.0	2	28.6	2	28.6	1	14.3	2	28.6	7	--	--
Flamborough													
June 2013	1	3.8	3	11.5	2	7.7	2	7.7	18	69.2	26	572,400	552,318
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	1.3	4	5.2	2	2.6	8	10.4	62	80.5	77	609,000	609,315
Year-to-date 2012	0	0.0	3	20.0	1	6.7	4	26.7	7	46.7	15	495,000	528,593
Glanbrook													
June 2013	6	46.2	1	7.7	2	15.4	2	15.4	2	15.4	13	385,000	385,108
June 2012	6	21.4	8	28.6	5	17.9	5	17.9	4	14.3	28	399,810	406,669
Year-to-date 2013	41	39.8	21	20.4	10	9.7	12	11.7	19	18.4	103	379,000	399,669
Year-to-date 2012	47	38.5	33	27.0	15	12.3	11	9.0	16	13.1	122	366,685	391,873
City of Burlington													
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
June 2012	0	0.0	0	0.0	0	0.0	5	14.3	30	85.7	35	550,000	608,281
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	2.3	42	97.7	43	630,000	1,057,046
Year-to-date 2012	0	0.0	3	1.7	12	6.9	43	24.9	115	66.5	173	523,990	632,460
Grimsby													
June 2013	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
June 2012	0	0.0	0	0.0	4	66.7	1	16.7	1	16.7	6	--	--
Year-to-date 2013	0	0.0	0	0.0	1	5.0	11	55.0	8	40.0	20	495,900	525,950
Year-to-date 2012	0	0.0	0	0.0	12	54.5	6	27.3	4	18.2	22	449,900	489,916

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
June 2013	10	9.3	14	13.0	16	14.8	16	14.8	52	48.1	108	498,000	506,339
June 2012	7	6.9	12	11.8	22	21.6	14	13.7	47	46.1	102	487,990	500,770
Year-to-date 2013	55	11.1	81	16.3	82	16.5	71	14.3	208	41.9	497	475,000	537,261
Year-to-date 2012	61	11.1	81	14.8	112	20.4	89	16.2	205	37.4	548	459,900	515,063

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
June 2013	2	18.2	0	0.0	0	0.0	2	18.2	7	63.6	11	550,000	532,155
June 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2013	9	18.8	5	10.4	5	10.4	4	8.3	25	52.1	48	525,000	551,869
Year-to-date 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
June 2013	11	61.1	5	27.8	1	5.6	1	5.6	0	0.0	18	309,000	308,972
June 2012	9	81.8	1	9.1	0	0.0	0	0.0	1	9.1	11	320,000	354,376
Year-to-date 2013	66	65.3	19	18.8	6	5.9	9	8.9	1	1.0	101	335,000	334,288
Year-to-date 2012	43	87.8	3	6.1	1	2.0	1	2.0	1	2.0	49	289,000	306,152
Brantford CMA													
June 2013	13	44.8	5	17.2	1	3.4	3	10.3	7	24.1	29	350,000	393,628
June 2012	14	33.3	2	4.8	3	7.1	0	0.0	23	54.8	42	560,000	506,784
Year-to-date 2013	75	50.3	24	16.1	11	7.4	13	8.7	26	17.4	149	347,900	404,381
Year-to-date 2012	62	50.8	15	12.3	7	5.7	2	1.6	36	29.5	122	347,450	424,656

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2013

Submarket	June 2013	June 2012	% Change	YTD 2013	YTD 2012	% Change
Hamilton CMA	506,339	500,770	1.1	537,261	515,063	4.3
City of Hamilton	498,142	442,070	12.7	486,283	459,095	5.9
Former Hamilton City	402,462	--	n/a	420,088	436,602	-3.8
Stoney Creek City	481,520	461,108	4.4	491,278	504,827	-2.7
Ancaster City	535,311	485,933	10.2	547,734	520,042	5.3
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	552,318	--	n/a	609,315	528,593	15.3
Glanbrook	385,108	406,669	-5.3	399,669	391,873	2.0
City of Burlington	--	608,281	n/a	1,057,046	632,460	67.1
Grimsby	--	--	n/a	525,950	489,916	7.4
Brantford CMA	393,628	506,784	-22.3	404,381	424,656	-4.8
Brant County	532,155	n/a	n/a	551,869	n/a	n/a
Brantford City	308,972	354,376	-12.8	334,288	306,152	9.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
June 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	773	9.3	1,170	1,350	1,439	81.3	334,106	2.6	341,048
	February	1,085	4.6	1,145	1,588	1,553	73.7	356,980	7.6	353,151
	March	1,313	-2.4	1,153	1,914	1,624	71.0	353,165	8.2	366,448
	April	1,394	-0.9	1,119	1,891	1,523	73.5	377,951	11.3	368,719
	May	1,498	-0.7	1,100	2,088	1,498	73.4	369,292	7.1	355,763
	June	1,295	-14.9	1,079	1,796	1,566	68.9	363,162	6.9	355,633
	July	1,190	-8.7	1,078	1,595	1,573	68.5	345,807	-1.0	348,805
	August	1,070	-11.3	1,082	1,389	1,532	70.6	364,464	13.5	367,032
	September	884	-21.9	1,022	1,690	1,664	61.4	359,406	12.8	366,173
	October	1,054	-1.0	1,030	1,485	1,501	68.6	367,490	11.4	372,114
	November	904	-12.0	1,034	1,059	1,459	70.9	369,201	8.0	371,532
	December	575	-14.7	1,023	562	1,475	69.4	336,382	6.5	356,785
2013	January	719	-7.0	1,035	1,459	1,435	72.1	349,943	4.7	355,760
	February	912	-15.9	1,016	1,390	1,467	69.3	375,381	5.2	371,666
	March	1,121	-14.6	1,060	1,765	1,538	68.9	388,147	9.9	376,636
	April	1,456	4.4	1,082	2,002	1,504	71.9	379,308	0.4	381,068
	May	1,540	2.8	1,123	2,087	1,553	72.3	416,664	12.8	396,178
	June	1,313	1.4	1,127	1,836	1,595	70.7	390,572	7.5	387,725
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	4,187	-5.6		5,775			370,279	8.4	
	Q2 2013	4,309	2.9		5,925			396,091	7.0	
	YTD 2012	7,358	-2.2		10,627			361,464	7.6	
	YTD 2013	7,061	-4.0		10,539			387,456	7.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
June 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	105	5.0	143	286	285	50.2	226,440	-2.2	227,969
	February	151	1.3	159	264	270	58.9	226,215	-4.6	233,094
	March	203	31.8	193	320	287	67.2	233,482	-0.2	235,982
	April	189	27.7	162	338	286	56.6	241,234	3.2	242,157
	May	212	2.9	169	372	281	60.1	256,299	2.4	251,396
	June	186	-14.7	158	295	260	60.8	256,947	10.2	247,746
	July	182	-3.7	163	298	268	60.8	252,775	11.4	245,550
	August	187	-3.6	173	266	269	64.3	249,593	8.3	248,745
	September	149	-23.6	166	296	307	54.1	239,566	-5.0	239,373
	October	183	16.6	186	275	271	68.6	256,202	4.0	253,465
	November	153	-6.7	159	243	297	53.5	249,113	4.6	256,195
	December	83	-14.4	153	118	290	52.8	244,262	8.9	261,188
2013	January	118	12.4	161	295	283	56.9	274,505	21.2	273,876
	February	158	4.6	172	246	277	62.1	242,110	7.0	250,768
	March	173	-14.8	174	271	272	64.0	257,618	10.3	258,945
	April	213	12.7	174	383	283	61.5	270,767	12.2	266,764
	May	236	11.3	180	370	287	62.7	263,039	2.6	254,198
	June	245	31.7	223	303	291	76.6	261,989	2.0	252,733
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	587	2.6		1,005			251,654	5.1	
	Q2 2013	694	18.2		1,056			265,040	5.3	
	YTD 2012	1,046	7.3		1,875			241,923	1.9	
	YTD 2013	1,143	9.3		1,868			261,724	8.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
June 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	104.6	120.6	392.4	6.2	67.3	906
	February	595	3.20	5.24	104.7	121.4	394.3	6.1	67.5	923
	March	595	3.20	5.24	104.9	122.0	391.4	6.2	67.0	929
	April	607	3.20	5.44	105.3	122.4	389.0	6.5	66.8	922
	May	601	3.20	5.34	105.6	122.4	382.3	6.8	65.8	917
	June	595	3.20	5.24	105.8	121.6	377.1	7.3	65.1	913
	July	595	3.10	5.24	105.9	121.4	374.2	7.4	64.7	903
	August	595	3.10	5.24	106.0	121.8	374.2	7.1	64.4	894
	September	595	3.10	5.24	106.0	122.0	378.8	6.7	64.9	891
	October	595	3.10	5.24	106.8	122.2	380.4	6.3	64.8	894
	November	595	3.10	5.24	107.1	121.9	380.9	6.1	64.7	897
	December	595	3.00	5.24	106.9	121.3	382.5	5.9	64.8	906
2013	January	595	3.00	5.24	107.0	121.3	384	5.8	65.0	906
	February	595	3.00	5.24	107.1	122.8	389.0	5.7	65.6	897
	March	590	3.00	5.14	107.3	123.2	387.8	6.1	65.7	889
	April	590	3.00	5.14	108.2	122.9	383.8	6.8	65.4	894
	May	590	3.00	5.14	108.5	123.0	381.0	6.9	65.0	912
	June	590	3.14	5.14		123.2	379.3	6.2	64.1	920
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
June 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	112.3	120.6	65.2	8.0	65.5	814
	February	595	3.20	5.24	112.7	121.4	65.8	8.2	66.2	812
	March	595	3.20	5.24	113.3	122.0	65.6	8.8	66.5	828
	April	607	3.20	5.44	113.6	122.4	66.9	8.5	67.4	830
	May	601	3.20	5.34	114.1	122.4	67.8	8.3	68.1	836
	June	595	3.20	5.24	114.5	121.6	68.2	8.3	68.5	827
	July	595	3.10	5.24	114.6	121.4	68.1	7.7	68.0	825
	August	595	3.10	5.24	114.9	121.8	68.5	8.5	68.9	811
	September	595	3.10	5.24	115.3	122.0	68.7	8.4	69.0	811
	October	595	3.10	5.24	115.6	122.2	67.8	8.7	68.3	819
	November	595	3.10	5.24	115.9	121.9	66.4	8.2	66.5	840
	December	595	3.00	5.24	116.0	121.3	66.2	8.2	66.2	859
2013	January	595	3.00	5.24	116.2	121.3	68	7.8	67.2	861
	February	595	3.00	5.24	116.2	122.8	68.3	7.7	67.9	869
	March	590	3.00	5.14	116.3	123.2	68.7	7.7	68.3	861
	April	590	3.00	5.14	116.5	122.9	68.3	7.6	67.8	849
	May	590	3.00	5.14	116.6	123.0	68.6	7.2	67.6	827
	June	590	3.14	5.14		123.2	69.0	6.6	67.7	808
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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